

Upland Green HOA board meeting Minutes September 2015

Board members present: Jennifer Santiago, Tom Rocamora, Lola Tiburcio, Oscar Tiburcio and Lee Roberts

Absent board member: Caley Mitchell

Meeting started at 7:02

Seven homeowners were present.

A homeowner asked about the overflow lot. Jennifer discussed our plans for the lot which includes having everyone remove their cars so we can spray paint lines, have tenants and unlicensed vehicles removed. The overflow lot is for owners only per our governing documents.

A homeowner asked if we will be removing the structure in the overflow lot. The homeowner with the structure in the lot has a letter approving the structure and will produce a copy of the letter.

Once the vehicles are removed we must be ready to do the work asap so the cars can be returned to the lot.

The community relations position is open.

Treasurer reported the balances and what was paid out this month.

The collection efforts for the homeowner who is seriously delinquent will cost about 2K in attorney fees. The attorney fees will be added to the homeowners balance. This was approved 4 to 1.

Landscaping: There were some tree branches that fell during the windstorm. Discussed creating a line item in the budget for an arborist.

Treasurer discussed the special projects budget that could be used for the trees.

We approved the Thundercloud plum crown cleaning – deadwood removal \$568.00 and the crown cleaning and deadwood removal \$938.00. Approved the bark around the tennis courts \$400.00

Overflow lot: Olympic Pipe Company is coming to discuss what power tools can be used in the overflow lot. Lola is meeting with a representative of this company.

It was suggested that we consider asphaltting the overflow lot.

Lola has a bid for \$3449.25 to regrade the lot and that contractor will also paint the lines.

A homeowner said he would not move his car from the lot and we could call the police. Said he had been maintaining this area and a few other spaces.

Lola is looking into a playground for the Green and will bring in some bids. Someone needs to verify we have insurance coverage for a new playground.

Architectural control: A homeowner requested we allow a fence installed in their front yard. This request was denied. Fences are not allowed in the front of our homes.

Trash cans letters were sent out to a few homeowners.

President: Please have your job description ready for the annual meeting. Jennifer will make the reservations for the meetings up to the end of the year. The November meeting will be on the 3rd Wednesday in November.

Tennis courts: The attorney confirmed that we cannot transfer the right of use of the tennis courts without 90 percent of the homeowners vote. This is clearly stated in our governing documents. Jennifer requested that we repair and lock up the tennis courts. Lee and Lola will get bids and handle.

A homeowner requested approval for new windows that do not match the neighbor's windows and his request was denied. A homeowner complained about the maintenance of neighbor's yard and complaint process was discussed.

The secretary will write a letter to the Woodinville Water district to remove the equipment.